

## QUITCLAIM DEED WITH COVENANT

015014

KNOW ALL MEN BY THESE PRESENTS

NO TRANSFER  
TAX PAID

THAT Charles K. Leadbetter of Waterville, Kennebec County, State of Maine, for consideration paid, GRANT to Nancy C. Leadbetter of Waterville, Kennebec County, State of Maine, with QUITCLAIM COVENANT the land in Waterville, Kennebec County, Maine, described as follows:

BEGINNING at an iron pipe on the north line of Kennedy Memorial Drive, which also bounds the southeast corner of Stern's land; thence continuing northeasterly, along the east boundary of said Stern's land, a distance of three hundred ten feet (310') to an iron pipe; thence turning one hundred and three degrees (103°) in a northeasterly direction and continuing a distance of one hundred and ninety four feet (194') to Eaton Road; thence turning in a southwesterly direction and continuing along the circumference (having a radius of fifty feet), a distance of one hundred five feet (105') to an iron pipe; thence turning in a southwesterly direction and continuing a distance of three hundred fourteen feet (314') to the point of beginning. Said parcel containing thirty thousand square feet, more or less.

Also another certain lot or parcel of land located on Eaton Drive in the City of Waterville, Maine, more particularly bounded and described as follows:

BEGINNING at an iron pipe on the north line of Kennedy Memorial Drive; thence continuing westerly, along the north line of Kennedy Memorial Drive, a distance of two hundred and thirty six feet (236') to an iron pipe which marked the southeast corner of Stern's land; thence turning thirty seven degrees (37°) in a northeasterly direction and continuing a distance of three hundred fourteen feet (314') to an iron pipe; thence turning southeasterly and continuing on a circumference (having a radius of fifty feet) a distance of one hundred eight feet (108') to an iron pipe; thence turning southwesterly and continuing a distance of two hundred ten feet (210') to the point of beginning. Said parcel containing twenty nine thousand square feet, more or less.

An easement for the purpose herein after stated on, over, under and through a strip of land in said Waterville, fifteen (15) feet in width with its line being located ten (10) feet from the easterly bound and five (5) feet from the westerly bound and described as follows:

Beginning at the most easterly manhole within the easement by Harvey D. Eaton to the Waterville Sewerage District (BK 1589, Page 843). Said manhole being northerly approximately twenty (20) feet from the most southerly corner of the property of Lot #4 of Robert Carey; thence north fifty-eight degrees thirty minutes east (N58° 30'E), a distance of approximately two hundred twenty (220) feet to a point on the right-of-way line of a fifty (50) foot radius curve at the intersection of Eaton Drive and Westview Drive; Also said point being south fifty-eight degrees thirty minutes west (S58° 30'W), a distance

of approximately one hundred (100) feet, more or less, from the manhole at the intersection of Eaton Drive and Westview Drive.

MEANING and Intending to define the location of the line of an easement for the sanitary sewer in and across the property of the Grantor.

MEANING and Intending to convey the interest of Grantor herein to the property conveyed to Grantor and Grantee by deed of Robert J. Carey dated September 3, 1974 and recorded in the Kennebec County Registry of Deeds in Book 1761, Page 320.

WITNESS my hand and seal this 5 day of JULY, 1995.

Signed, Sealed and Delivered  
in the presence of

R. Katz

Charles K. Leadbetter  
Charles K. Leadbetter

STATE OF MAINE  
KENNEBEC, SS.

7/5, 1995

Then personally appeared the above-named Charles K. Leadbetter and acknowledged the foregoing instrument to be his free act and deed,

Before me,

R. J. Katz  
Notary Public/Attorney-at-Law  
ROBERT J. KATZ

RECEIVED KENNEBEC SS.

95 JUL 21 AM 9:00

ATTEST: Norma Reed Brown  
REGISTER OF DEEDS